

Where Pinelands Development Credits May Be Redeemed for Bonus Density

Pinelands Development Credits may be redeemed for bonus density (an increase in the number of housing units with defined ranges) in each of the municipalities shown below.

Details of the bonus densities and zoning requirements for such projects in certified municipalities are found in the certified municipal ordinances for the zones shown on the right.

Certified Municipalities

Bonus Density Provisions

Barnegat Township	RH, RL, RL/AC
Beachwood Borough	RAA
Berkeley Township	RGR
Berlin Borough	PR-I
Berlin Township	C-3 (for non-res. uses)
Chesilhurst Borough	R-1, R-2, R-3, SC
Egg Harbor Township	RG-1, RG-2, RG-3, RG-4, RG-5
Evesham Township	RG-I, RG-2
Galloway Township	R (PUD option), PIRD, I
Hamilton Township	GAL, GAM, GAI
Jackson Township	RG-2, RG-3, RG-4
Manchester Township	PRA, PR-40
Medford Township	GMS, GD, HVR, RGD-1 (part), RHO, VRD
Monroe Township	RG-MR, RG-20, RG-PR, RG-30, RG-40
Ocean Township	R-2
Pemberton Township	RI, R-A
Shamong Township	RGA-R, RGA-C
Southampton Township	RC
Stafford Township	R 90 (part), R-3, R-4
Tabernacle Township	RGR, MH, RG-SC
Waterford Township	R1, R2, R3, R4, OP
Winslow Township	PR-2, PR-3, PR-4, PTC, PC-1, PC-2, PI-1 (for non-res. uses)

Pinelands Development Credits may also be redeemed in uncertified municipalities, although they have not yet had their master plans and zoning ordinances “certified” as being in conformance with the Pinelands Comprehensive Management Plan. The Pinelands Plan’s PDC density allocation formula for bonus density applies throughout the Regional Growth Area in these municipalities.

Uncertified Municipalities

Required Density per Developable Acre without PDCs

Density per Developable Acre with PDCs

So. Toms River Borough	3.5 units/acre	5.25 units/ac
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